

## **REPORT TO THE BOARD OF SUPERVISORS**

**PLANNING AND ZONING HEARING DATE:** April 6, 2006

**BOARD OF SUPERVISORS HEARING DATE:** May 3, 2006

**CASE NO:** Z2005141

**DISTRICT NO:** 4

**REQUEST:** Precise Plan of Development in the IND-1 zoning district, Airport Overlay Zone 2 – U & I Contracting Corporate Office

**ACREAGE:** Approx. 2.00 acres

**LOCATION:** North of Butler Dr. align., west of Dysart Rd. (in the west Glendale area)

**EXISTING ZONING:** IND-1 PD, Airport Overlay Zone 2

**SURROUNDING ZONING:** IND-2 (City of El Mirage); IND-1 PD, Airport Overlay Zones 1 & 2

**PROPOSED USE:** Office and Warehouse

### **CONFORMANCE WITH ADOPTED PLANS:**

**County Plan:** This request is not in concert with the policies of the Comprehensive Plan requiring urban services for urban uses. The proposal is in concert with the land use designation of the County Area Plan.

**City/Town Plan:** The Glendale General Plan indicates “Luke Compatible Land Uses” for the site. The request would appear consistent with the City’s plan.

### **MUNICIPAL COMMENTS:**

The City of Glendale has responded to this request via a letter dated February 1, 2006 (attached). In summary, the City has designated the property for

Luke Compatible Land Uses. The site is located in the 75-79 ldn or greater noise contour. The use appears to be allowed subject to reduction of noise in office and public area by at least thirty decibels from the outdoor noise levels.

The City of El Mirage did not respond to this request.

**SUPPORT/  
OPPOSITION:**

None known

**STAFF  
RECOMMENDATION:**

**APPROVE** with stipulations

**COMMISSION  
RECOMMENDATION:**

**APPROVE** with modified stipulations (by unanimous vote)